

# INDUSTRIAL UNIT - TO LET

Unit D3, Stafford Park 4, Telford TF3 3BA

4,983 sq ft (463 sq m)

///swerving.backfired.smoking



This property is located at the centre of Stafford Park Trade Centre. The property is less than two miles from Telford Town Centre (inc Railway station) , The M54 (J4) and the A442 dual carriageway.

Nearby occupiers include Howdens, Topps Tiles, Greggs, Screwfix, Toolstation, Easy Bathrooms, Atom LED, Johnson Paints & Storage Giant.

The building is available at a rent of £33,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance. The unit has been fully refurbished.

## Key information:

- Secure Yard
- Electric Roller Shutter 3.6 wide x 3.7 m high
- Office Space
- Minimum Eave height 4.1m
- EPC D-80
- Newly refurbished

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Details amended 03/26.

## WIGGINS LOCKETT THOMPSON LTD

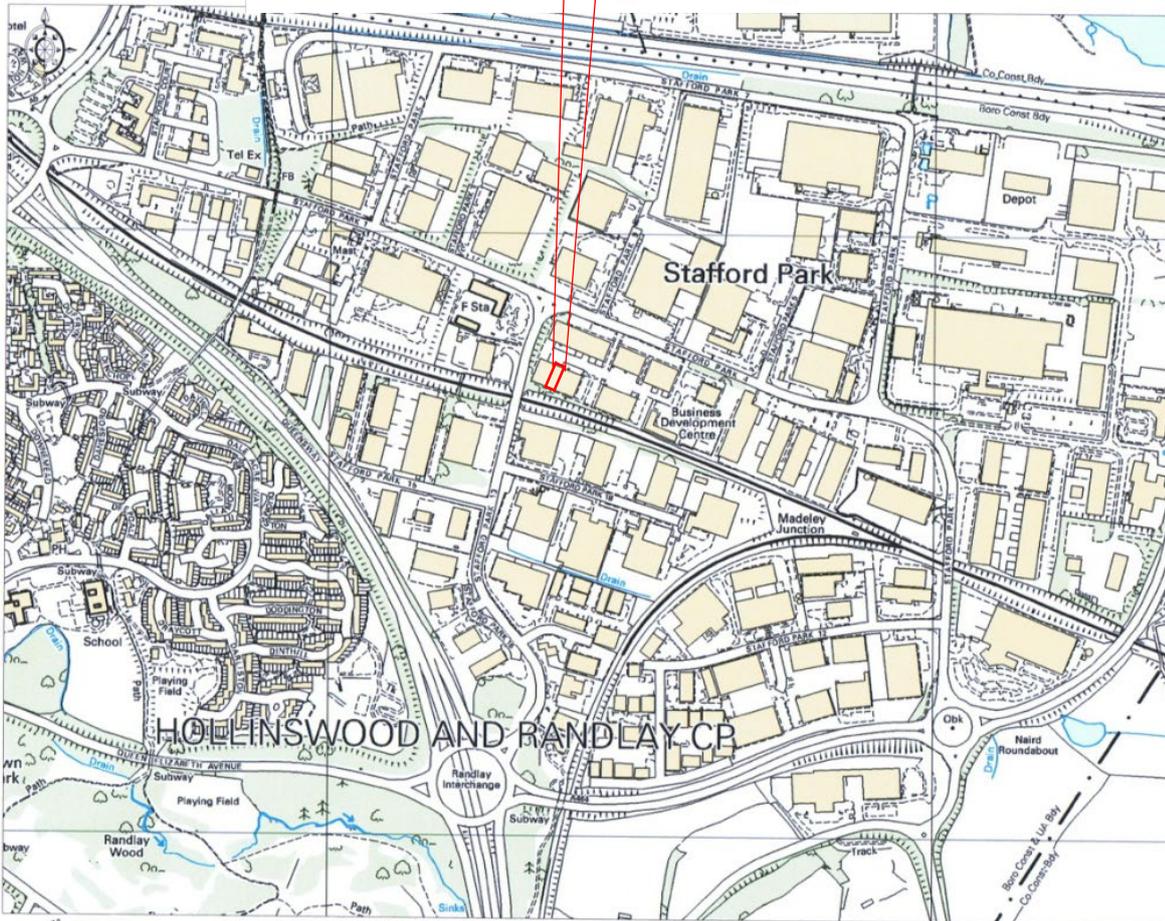
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Ordnance Survey

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